

17 Acres/6.9 Hectares

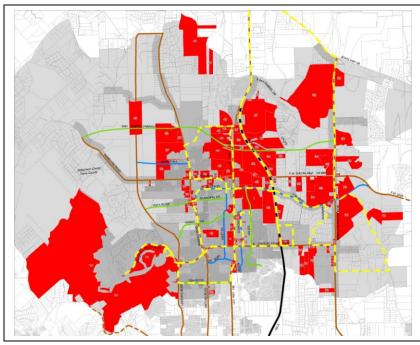
1.7 miles/2.7 km to US Highway 183

Utilities need extension

Greenfield

Zoning Not Applicable

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Property									
Total Acreage: 17 acres/6.9 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. M, R					
Location				1					
City: Leander				County: Williamson					
Address/Directions: 1650 CR 27	0			T					
Within City Limits: No				Distance from City Limits: Adjacent					
Distance to US Highways: 1.7 miles/2.7 kilometers Distance to Interstate Highways: 12 miles/19.3 kilometers				Type of Zoning: Not Applicable					
General Site Information									
Previous Use of Site: Greenfield		General Condition:		Good Dimensio		ns: 620 x 1,281 feet/189 x 390 meters			
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete					
			Be Divided:	Yes Lot Size:			Negotiable		
Improvements Road Distance to Rail: 1.7 miles/2.7 kilometers west Proximity to Port(s): Three (3) hours to Port of Houston Fenced: Yes				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: adjacent to the 2,300 acre Transit Oriented Development (TOD) with over 620 feet/189 meters of CR 270 frontage					
renced: Yes				Landscaped: No Type of Business: Commercial, Office, Industrial, Retail,					
Located within an Industrial Park: No				Residential					
Deed Restriction(s): Yes or No, with brief description				Covenants: Yes or No with brief description					
Utilities									
City of Leander Services: Depar Engineering, (512) 528-2700	Water - Size of Neares cm 2,500 feet/762 mer Pressure: 88 psi/607		ters south		Sewer - Size of Nearest Line: 27 inch/68.0 cm, 4,000 feet/1,219 meters west				
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS En (512) 310-3810	Size of Nearest Line:		6 inch/15.2 cm Poly			: Intermediate Pressure located / km of property on West South			
Telecommunication Service: Phone: (512) AT&T and/or SuddenLink (979) 595-242			430 and/or	Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (512) 259-1709			709	Facs: (512) 746-5807			Emai <u>claws</u>	l: sondisp@earthlink.net	
Sales Information									
	5-9301	Facs: (512)	272-0102	Email: Carl Ervin@amat.co		om.	Web Site: Not Applicable		
					Lease Price: Not Applicable				
Comments: A very nice parcel o nice open fields do exist. Not zo			usage. It is	close to exis	ting and pi	roposed roa	ds. T	here are many oaks, yet	